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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 33 SEPTEMBER 1986 NUMBER 9

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

SEPTEMBER 1986

Idaho's new nonresidential construction valuation in September remained weak, the fifth consecutive month wherein totals were significantly below a year ago. Nonresidential construction permits totalling $2.2 million were issued in Mountain Home—— an amount equal to 35 percent of the meager statewide $6.2-million total. Economic fundamentals in the construction industry, along with the adverse impact of tax reform legislation, do not point to a turnaround in commercial construction any time soon. The value of new residential construction permits in September was down 11 percent below August and down 3 percent from a year ago.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in September was $33,237,402, or 29.5 percent below 1985. NEW RESIDENTIAL CONSTRUCTION for 305 new dwelling units totalled $15,693,297, a decrease of 19.1 percent in number and a decrease of 2.7 percent in value compared with a year ago. NEW NONRESIDENTIAL CONSTRUCTION valued at $6,194,745 was down 68.4 percent from last year, while ALTERATIONS AND REPAIRS totalling $11,349,360 were down 0.6 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1986 from 1985	
	SEPTEMBER	9 MONTHS	SEPT	9 MOS
NUMBER OF NEW DWELLING UNITS	305	3,223	- 19.1	- 8.3
VALUE (dollars)				
Residential	$ 15,693,297	$ 161,120,229	- 2.7	+ 0.6
Nonresidential	6,194,745	101,416,489	- 68.4	- 46.1
Alterations & Repairs	11,349,360	82,188,575	- 0.6	- 7.0
TOTAL CONSTRUCTION VALUE	$ 33,237,402	$ 344,725,293	- 29.5	- 21.0

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SEPTEMBER 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	1,122	$1,122
Coeur d'Alene	5	19	326,012	170,453	103,004	599,469
Kootenai County Un	36	80	1,223,265	212,173	274,672	1,710,110
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	10	0	4,500	67,680	72,180
Lewiston	8	99	537,953	330,154	3,943,505	4,811,612
Nez Perce Co Un	4	7	84,000	0	5,700	89,700
Moscow	0	24	0	112,000	57,465	169,465
Latah County Un	1	24	65,916	30,672	140,859	237,447
Orofino	0	13	0	0	10,334	10,334
Osburn	0	3	0	0	12,337	12,337
Sandpoint	0	8	0	150,000	40,283	190,283
St. Maries	2	15	128,983	0	151,912	280,895
Benewah County Un	9	20	239,237	71,517	50,650	361,404
TOTAL NORTHERN	65	323	2,605,366	1,081,469	4,859,523	8,546,358
Boise City	46	852	3,506,147	352,000	3,189,361	7,047,508
Meridian	17	32	792,716	168,795	30,750	992,261
Ada County Un	39	84	2,048,174	230,207	369,402	2,647,783
Caldwell	1	13	37,900	0	86,480	124,380
Canyon County Un	21	40	731,136	59,100	60,370	850,606
Nampa	4	38	220,032	200,789	98,173	518,994
Emmett	0	39	0	0	111,754	111,754
Gooding			REPORT NOT RECEIVED			0
Hailey	2	12	277,641	0	212,900	490,541
Ketchum	1	15	297,500	175,957	400,367	873,824
Sun Valley	3	10	755,000	0	195,850	950,850
Blaine County Un	5	14	514,000	41,305	57,800	613,105
Jerome	0	6	0	0	47,550	47,550
Mountain Home	2	24	104,170	2,229,500	56,455	2,390,125
Payette	1	8	75,000	0	17,000	92,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	0	46	0	946,597	284,351	1,230,948
Twin Falls Co Un	2	4	119,000	0	29,000	148,000
Weiser	0	8	0	0	22,700	22,700
TOTAL SOUTHWESTERN	144	1,245	9,478,416	4,404,250	5,270,263	19,152,929
Blackfoot	0	6	0	2,000	15,500	17,500
Bingham County Un	13	33	263,900	74,084	39,300	377,284
Idaho Falls	29	69	1,635,440	352,068	301,670	2,289,178
Ammon	0	5	0	0	44,486	44,486
Bonneville Co Un	15	35	478,130	68,780	28,100	575,010
Rexburg	2	7	140,000	9,000	33,000	182,000
Rigby	0	5	0	40,000	1,550	41,550
Jefferson Co Un	15	45	192,800	55,680	58,150	306,630
Salmon	1	4	33,000	0	12,000	45,000
Lemhi County Un	1	3	50,000	0	13,000	63,000
St. Anthony	0	2	0	1,000	0	1,000
TOTAL EASTERN	76	214	2,793,270	602,612	546,756	3,942,638
American Falls	1	7	14,000	19,000	7,000	40,000
Power County Un	1	7	28,500	49,560	2,000	80,060
Burley	0	2	0	0	15,500	15,500
Chubbuck	2	14	143,395	11,100	63,082	217,577
Montpelier	0	2	0	0	800	800
Pocatello	9	51	424,350	0	259,125	683,475
Bannock County Un	4	6	88,000	0	76,000	164,000
Preston	0	2	0	0	29,650	29,650
Franklin County Un	1	1	55,000	0	0	55,000
Rupert	0	18	0	9,000	122,747	131,747
Minidoka County Un	2	14	63,000	17,754	23,508	104,262
Soda Springs	0	5	0	0	73,406	73,406
TOTAL SOUTHEASTERN	20	129	816,245	106,414	672,818	1,595,477
TOTAL 56 LOCATIONS	305	1,911	15,693,297	6,194,745	11,349,360	33,237,402

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	9	0	17,000	72,322	$89,322
Coeur d'Alene	94	241	4,386,938	1,879,501	5,328,968	11,595,407
Kootenai County Un	254	575	10,920,805	2,701,447	2,181,036	15,803,288
Craigmont	1	7	49,500	50,000	9,000	108,500
Grangeville	2	74	101,772	328,124	273,080	702,976
Lewiston	57	765	3,298,707	3,113,326	5,703,134	12,115,167
Nez Perce Co Un	30	53	937,901	1,265,900	141,016	2,344,817
Moscow	58	199	3,259,500	618,000	990,905	4,868,405
Latah County Un	25	131	1,302,967	254,087	594,205	2,151,259
Orofino	1	113	35,105	182,400	186,888	404,393
Osburn	3	19	12,574	0	48,842	61,416
Sandpoint	19	75	348,628	1,042,500	276,958	1,668,086
St. Maries	14	108	268,044	1,079,200	394,585	1,741,829
Benewah County Un	48	130	1,710,576	990,638	162,083	2,863,297
TOTAL NORTHERN	606	2,499	26,633,017	13,522,123	16,363,022	56,518,162
Boise City	761	7,502	35,920,606	12,905,197	34,829,595	83,655,398
Meridian	108	228	5,242,237	2,035,082	491,567	7,768,886
Ada County Un	407	795	22,852,753	11,794,349	3,457,886	38,104,988
Caldwell	30	150	1,296,880	556,269	1,510,258	3,363,407
Canyon County Un	195	338	6,908,739	1,588,300	511,429	9,008,468
Nampa	47	362	1,992,608	1,297,641	2,403,790	5,694,039
Emmett	13	273	910,424	979,586	887,289	2,777,299
Gooding	0	0	0	0	0	0
Hailey	5	49	480,447	605,400	1,406,013	2,491,860
Ketchum	24	101	4,334,723	879,257	1,636,403	6,850,383
Sun Valley	13	70	3,393,000	0	2,447,950	5,840,950
Blaine County Un	58	121	10,323,782	285,885	1,066,275	11,675,942
Jerome	1	37	36,000	0	239,539	275,539
Mountain Home	34	180	1,794,060	2,446,936	657,929	4,898,925
Payette	15	47	420,000	10,000	98,800	528,800
Shoshone	0	4	0	0	21,675	21,675
Twin Falls City	50	350	2,813,561	10,805,295	2,893,105	16,511,961
Twin Falls Co Un	13	33	956,000	2,000	256,000	1,214,000
Weiser	1	73	10,500	160,000	330,133	500,633
TOTAL SOUTHWESTERN	1,775	10,713	99,686,320	46,351,197	55,145,636	201,183,153
Blackfoot	6	56	203,000	5,105,912	137,950	5,446,862
Bingham County Un	88	171	2,433,114	1,158,424	260,173	3,851,711
Idaho Falls	212	506	13,123,692	6,242,674	3,714,981	23,081,347
Ammon	12	29	713,800	6,550,000	87,286	7,351,086
Bonneville Co Un	126	239	4,130,701	3,632,340	529,810	8,292,851
Rexburg	65	46	1,971,000	2,627,500	392,700	4,991,200
Rigby	3	31	105,150	359,500	161,950	626,600
Jefferson Co Un	107	283	2,459,980	6,700,482	608,034	9,768,496
Salmon	1	29	33,000	183,000	100,928	316,928
Lemhi County Un	9	57	261,500	180,000	438,850	880,350
St. Anthony	3	17	89,000	30,395	22,200	141,595
TOTAL EASTERN	632	1,464	25,523,937	32,770,227	6,454,862	64,749,026
American Falls	12	45	357,000	118,900	226,199	702,099
Power County Un	7	23	252,630	1,499,317	2,650	1,754,597
Burley	2	28	168,000	165,700	216,250	549,950
Chubbuck	22	70	1,162,669	3,397,451	216,159	4,776,279
Montpelier	1	28	55,000	0	59,420	114,420
Pocatello	79	352	4,564,213	2,567,891	2,274,433	9,406,537
Bannock County Un	35	55	1,159,267	200,400	165,950	1,525,617
Preston	1	13	63,750	31,685	97,029	192,464
Franklin County Un	5	5	241,000	0	0	241,000
Rupert	4	89	152,768	230,762	495,841	879,371
Minidoka County Un	42	93	1,100,658	560,836	276,795	1,938,289
Soda Springs	0	43	0	0	194,329	194,329
TOTAL SOUTHEASTERN	210	844	9,276,955	8,772,942	4,225,055	22,274,952
TOTAL 56 LOCATIONS	3,223	15,520	161,120,229	101,416,489	82,188,575	344,725,293

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SEPTEMBER 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	6	50,000	0	26,000	$76,000
Coeur d'Alene	44	42	1,341,085	4,990,464	1,829,646	8,161,195
Kootenai County Un	38	86	1,203,609	709,151	176,604	2,089,364
Craigmont	0	4	0	0	38,166	38,166
Grangeville	0	4	0	0	6,200	6,200
Lewiston	9	91	351,850	390,763	249,180	991,793
Nez Perce Co Un	6	18	198,000	41,000	413,720	652,720
Moscow	9	26	222,000	0	46,961	268,961
Latah County Un	1	5	22,000	0	18,250	40,250
Orofino	1	11	44,539	39,885	11,484	95,908
Osburn	0	3	0	0	8,047	8,047
Sandpoint	1	10	60,000	0	19,200	79,200
St. Maries	2	19	23,500	46,500	29,460	99,460
Benewah County Un	8	22	263,000	36,000	11,000	310,000
TOTAL NORTHERN	121	347	3,779,583	6,253,763	2,883,918	12,917,264
Boise City	40	817	2,710,362	1,228,570	3,577,786	7,516,718
Meridian	16	31	703,590	104,206	44,278	852,074
Ada County Un	41	73	1,933,644	4,797,754	934,351	7,665,749
Caldwell	1	12	30,936	0	128,800	159,736
Canyon County Un	28	45	1,019,000	53,200	137,000	1,209,200
Nampa	6	47	217,860	488,075	499,310	1,205,245
Emmett	2	36	113,446	9,000	99,953	222,399
Gooding	1	4	50,000	0	10,000	60,000
Hailey	0	6	0	11,000	406,550	417,550
Ketchum	1	5	123,314	0	129,100	252,414
Sun Valley	0	10	0	0	357,500	357,500
Blaine County Un	7	13	762,000	0	117,500	879,500
Jerome	0	13	0	0	51,500	51,500
Mountain Home	10	17	317,350	0	38,348	355,698
Payette	0	4	0	30,000	17,000	47,000
Shoshone	0	2	0	0	8,000	8,000
Twin Falls City	6	36	409,808	3,660,457	341,162	4,411,427
Twin Falls Co Un	0	2	0	0	17,000	17,000
Weiser	1	14	40,000	0	52,495	92,495
TOTAL SOUTHWESTERN	160	1,187	8,431,310	10,382,262	6,967,633	25,781,205
Blackfoot	0	15	0	0	67,311	67,311
Bingham County Un	8	20	343,512	93,372	4,000	440,884
Idaho Falls	34	62	1,763,410	506,166	160,240	2,429,816
Ammon	2	3	201,668	0	9,000	210,668
Bonneville Co Un	10	32	268,850	137,749	56,200	462,799
Rexburg	1	9	70,000	102,000	21,000	193,000
Rigby	0	1	0	0	500	500
Jefferson Co Un	9	24	158,500	896,431	363,625	1,418,556
Salmon	0	3	0	0	23,000	23,000
Lemhi County Un	1	7	12,000	0	27,000	39,000
St. Anthony	0	2	0	2,500	2,500	5,000
TOTAL EASTERN	65	178	2,817,940	1,738,218	734,376	5,290,534
American Falls	4	6	99,338	3,000	1,200	103,538
Power County Un	1	7	55,000	802,439	28,600	886,039
Burley	0	2	0	32,000	15,000	47,000
Chubbuck	3	8	147,000	9,000	1,500	157,500
Montpelier	0	8	0	0	70,475	70,475
Pocatello	10	113	487,000	0	408,053	895,053
Bannock County Un	6	11	175,900	95,500	33,000	304,400
Preston			NO PERMITS ISSUED			0
Franklin County Un	0	1	0	145,000	0	145,000
Rupert	1	9	12,000	117,995	53,308	183,303
Minidoka County Un	6	9	112,564	0	223,264	335,828
Soda Springs	0	1	3,850	0	0	3,850
TOTAL SOUTHEASTERN	31	175	1,092,652	1,204,934	834,400	3,131,986
TOTAL 56 LOCATIONS	377	1,887	16,121,485	19,579,177	11,420,327	47,120,989

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	28	104,500	268,750	106,850	$480,100
Coeur d'Alene	119	251	4,964,865	29,084,162	3,254,051	37,303,078
Kootenai County Un	299	652	13,641,522	3,369,159	2,066,377	19,077,058
Craigmont	0	9	0	0	43,266	43,266
Grangeville	2	69	50,670	9,400	307,443	367,513
Lewiston	196	746	7,013,449	3,453,650	2,621,768	13,088,867
Nez Perce Co Un	29	74	740,000	352,954	643,470	1,736,424
Moscow	40	216	1,781,037	594,450	4,226,454	6,601,941
Latah County Un	25	54	636,943	17,250	178,100	832,293
Orofino	3	102	93,607	415,604	464,613	973,824
Osburn	0	27	0	31,716	60,836	92,552
Sandpoint	10	87	509,200	185,100	827,875	1,522,175
St. Maries	16	74	232,440	93,500	200,462	526,402
Benewah County Un	20	46	664,500	90,100	33,600	788,200
TOTAL NORTHERN	762	2,435	30,432,733	37,965,795	15,035,165	83,433,693
Boise City	945	6,992	39,218,814	17,198,588	36,049,091	92,466,493
Meridian	147	252	6,513,775	430,122	358,130	7,302,027
Ada County Un	359	758	18,460,576	12,839,371	4,792,185	36,092,132
Caldwell	28	150	1,052,924	1,253,716	1,017,214	3,323,854
Canyon County Un	200	359	7,051,750	2,953,010	612,710	10,617,470
Nampa	66	366	2,044,585	7,926,850	4,583,361	14,554,796
Emmett	6	253	407,053	483,498	915,206	1,805,757
Gooding	2	34	125,000	162,180	88,650	375,830
Hailey	8	43	559,199	159,496	710,491	1,429,186
Ketchum	23	58	3,718,710	2,674,140	478,456	6,871,306
Sun Valley	8	64	3,854,000	169,000	1,496,500	5,519,500
Blaine County Un	50	102	7,358,291	2,053,439	1,030,113	10,441,843
Jerome	2	65	36,000	67,500	501,908	605,408
Mountain Home	39	154	1,769,620	1,071,300	521,796	3,362,716
Payette	12	41	348,000	275,100	183,500	806,600
Shoshone	0	4	0	0	11,000	11,000
Twin Falls City	87	328	4,295,883	5,877,408	3,386,276	13,559,567
Twin Falls Co Un	11	35	833,000	30,000	322,700	1,185,700
Weiser	5	120	125,900	112,345	269,613	507,858
TOTAL SOUTHWESTERN	1,998	10,178	97,773,080	55,737,063	57,328,900	210,839,043
Blackfoot	4	71	267,000	549,800	1,704,729	2,521,529
Bingham County Un	93	161	2,790,826	1,267,409	667,032	4,725,267
Idaho Falls	200	421	11,054,197	30,983,992	2,568,788	44,606,977
Ammon	9	28	640,865	74,951	183,800	899,616
Bonneville Co Un	92	235	3,290,910	44,758,829	382,678	48,432,417
Rexburg	8	62	529,000	2,163,950	869,650	3,562,600
Rigby	4	15	141,300	0	45,150	186,450
Jefferson Co Un	94	217	2,275,178	2,198,467	592,918	5,066,563
Salmon	2	40	42,000	0	386,450	428,450
Lemhi County Un	15	73	435,500	32,000	245,182	712,682
St. Anthony	1	15	5,000	40,400	1,182,000	1,227,400
TOTAL EASTERN	522	1,338	21,471,776	82,069,798	8,828,377	112,369,951
American Falls	17	55	406,538	325,565	106,290	838,393
Power County Un	14	33	796,000	881,949	146,370	1,824,319
Burley	7	46	494,915	3,296,604	421,632	4,213,151
Chubbuck	34	64	1,247,494	380,060	92,350	1,719,904
Montpelier	0	46	0	0	141,550	141,550
Pocatello	78	587	4,124,632	2,179,281	2,995,494	9,299,407
Bannock County Un	37	65	1,885,425	153,861	357,285	2,396,571
Preston	1	11	95,000	230,852	52,685	378,537
Franklin County Un	7	12	277,000	170,000	0	447,000
Rupert	5	90	54,500	4,082,813	924,373	5,061,686
Minidoka County Un	29	72	800,234	333,635	1,801,528	2,935,397
Soda Springs	3	43	238,350	236,603	104,297	579,250
TOTAL SOUTHEASTERN	232	1,124	10,420,088	12,271,223	7,143,854	29,835,165
TOTAL 56 LOCATIONS	3,514	15,075	160,097,677	188,043,879	88,336,296	436,477,852

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